

South Shore. This project would not only have increased demand for natural gas, which threatens our marine ecosystem, but it would also stand in the way of building an offshore wind farm in the same area.

I want to thank Governor Cuomo, my colleagues in government, and the many New Yorkers who played a role in this victory.

Reducing Plastic Bag Waste

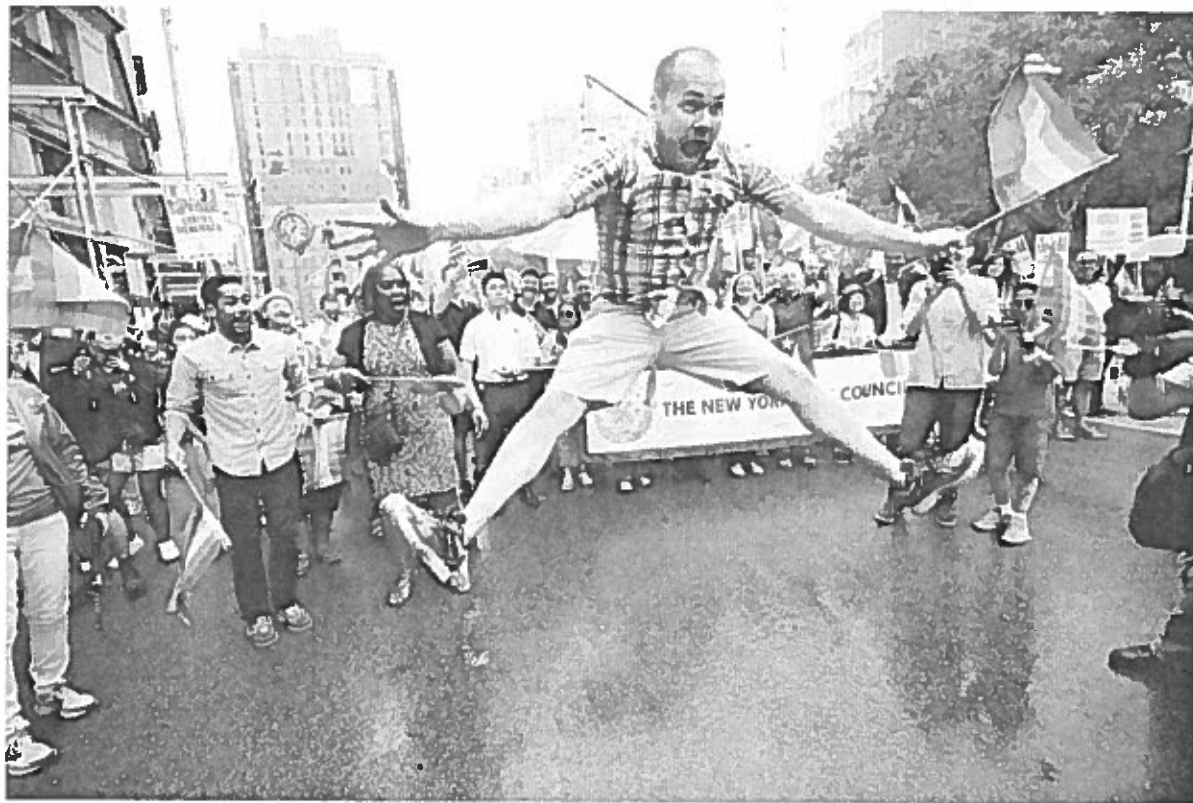
Long after we are gone from this Earth, discarded plastic bags will be floating in our oceans and littering our beaches. I am a proud co-sponsor of Council Member Margaret Chin's legislation that would greatly reduce plastic bag waste. This bill will help reduce the use of disposable carry out bags and encourage people to use paper or reusable bags.

LGBT

Needless to say, 2015 was a banner year for LGBT rights. The capstone was the Supreme Court's decision that made marriage equality the law of the land in all 50 states. The organizers of the St. Patrick's Day Parade announced that next year for the first time, an Irish LGBT group will march under its own banner at the parade. In October, Governor Cuomo issued an executive order granting new statewide anti-discrimination protections for transgender New Yorkers.

Unfortunately, we have also seen setbacks. The epidemic of violence against transgender women continued unabated in 2015, an urgent crisis that demands the attention of all Americans. In New York City, we continue to press ahead at full steam until hate crimes are brought to an end, bullying in our schools is a thing of the past,

and no New Yorker lives in fear of discrimination. Until then, we must keep pressing for change.



In June, millions of people gathered along Fifth Avenue and in the Village for the annual Heritage of Pride March. Photo by William Alatrisme



In February I attended the ribbon cutting for the new remodeled LGBT Community Center on 13th Street.

Update on Birth Certificate Legislation

In December, the City Council passed my legislation that makes it easier for transgender New Yorkers to correct the gender on their birth certificates. Since January, when the law took effect, over 320 people have taken advantage of this fairer, commonsense policy.

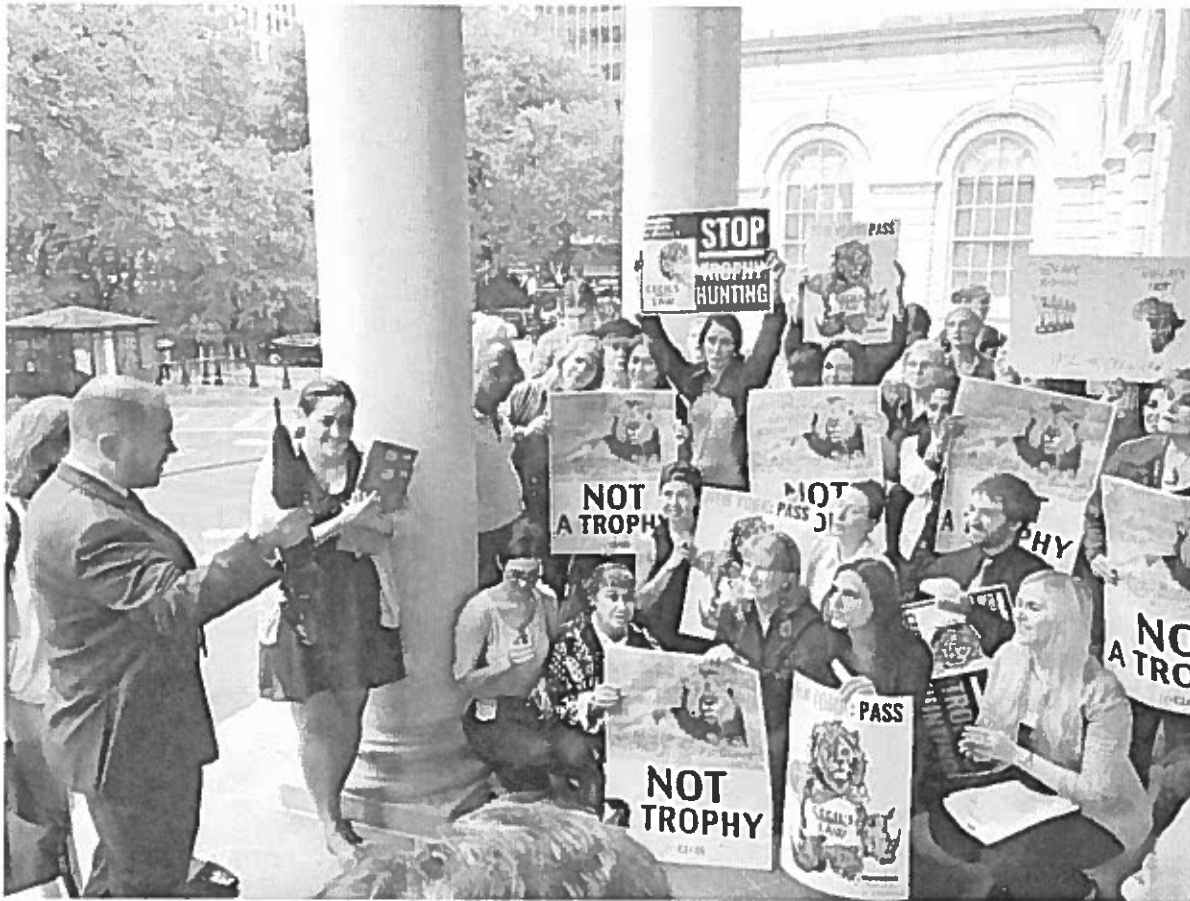


On November 20, the NYC Council's LGBT Caucus held a vigil on the steps of City Hall in recognition of Transgender Day of Remembrance. On this solemn occasion, we honor those lives that have been lost to transphobic violence, and renew our commitment to creating a society free from prejudice. We presented a Council Citation to Delores Nettles, the mother of Islan Nettles, a young woman whose life was taken in violence. By speaking out, Delores Nettles has inspired countless others with her strength and courage.



In July, I spoke at the groundbreaking for the Ali Forney Center's Bea Arthur Residence, which will provide services and housing for homeless gay and transgender youth when it opens at 222 East 13th Street next year.

Animal Rights



Addressing demonstrators who organized on the steps of City Hall to protest trophy hunting

Fighting for Full Service Animal Shelters Across New York City

On February 25, I chaired a Health Committee oversight hearing on Animal Care Centers. The focus of the hearing was Council Member Paul Vallone's bill, which I am co-sponsoring, that would mandate full service animal shelters for every borough in the City.



This year I adopted a cat, Mousse, from Animal Care Centers of New York! Bringing a rescue animal into my home has truly changed both of our lives for the better. I encourage everyone to rescue a cat or dog themselves! Visit www.nycacc.org for more information.

Historic Preservation



The vitality of the West Side is due precisely to the fact that we prevented the destruction of what makes our neighborhoods special and unique. As parks and public spaces help define a community, so do its streetscapes and architecture. That is why Council Member Margaret Chin and I are strongly advocating for an expansion of the South Village Historic District.



Testifying before the Landmarks Preservation Commission

We fought a number of battles in 2015. This year I came out in strong opposition to Intro 775, a bill that would establish a maximum period of time for the Landmarks Preservation Commission (LPC) to take action on any item calendared for consideration of landmark status.

I also strongly opposed the proposed development at 46-74 Gansevoort Street. My colleagues and I wrote a letter to the LPC that outlined our concerns that an over-sized development would transform a historic block that embodies the character of the Gansevoort Market District into a shadowed block of out-of-scale buildings. I look forward to the LPC's decision, which I hope will support the community's unanimous position.

[Click here to read the letter we sent to the Landmarks Preservation Commission opposing this project.](#)

Landmark Designation for the Stonewall Inn



On September 30, the City Council voted unanimously to approve landmark status for the Stonewall Inn. I am so pleased that this historic structure is now protected, so that

it may be seen first-hand by future generations.

In addition, I have been advocating for the creation of the nation's first national monument that specifically honors the LGBT rights movement. As part of this effort, the City Council LGBT Caucus wrote a letter to President Barack Obama, asking him to declare a national monument on this site. I would like to thank Congressman Jerrold Nadler, Community Board 2, and the National Parks Conservation Association for their leadership on this issue.

Expanding the Special West Chelsea District

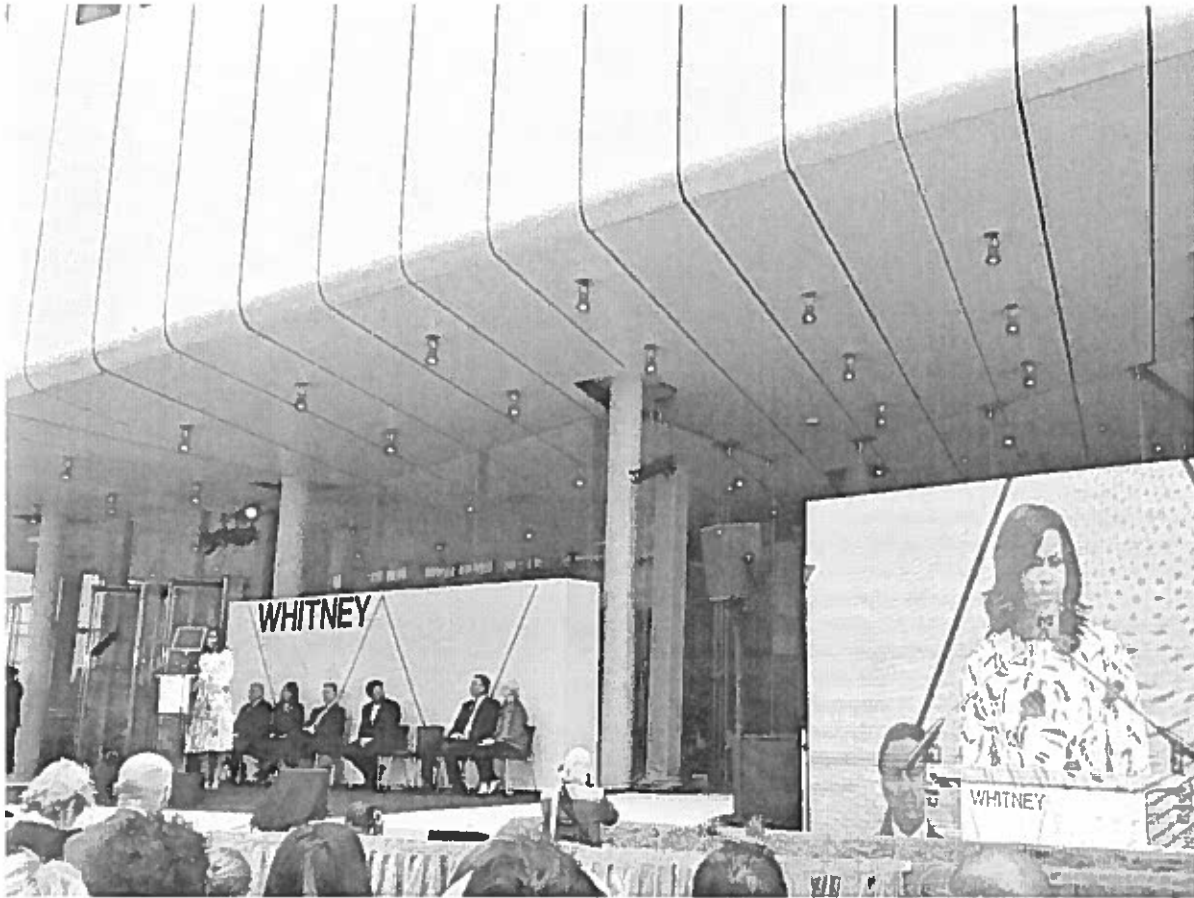
On January 22, the City Council voted to expand the Special West Chelsea District to the south side of West 15th Street. This will help protect the low-rise character of the blocks south of the Chelsea Market, spur mixed-use development, and preserve the integrity of West Chelsea's commercially zoned properties.

The Arts

District 3 is home to the highest concentration of theaters in the world. We are also blessed to have many incredible arts programs that serve our schools, our seniors, and the community at large.

But our great arts non-profits cannot do it alone. That's why it is so important that city, state, and federal governments continue to support the non-profit art sector so that it may continue to thrive. Through discretionary funding and allocating money for capital improvements, I'm proud to have helped many great arts organizations in Council District 3 realize their mission.

Welcoming the Whitney to the West Side



First Lady Michelle Obama speaking at the Whitney Museum ribbon cutting event.

On April 30, I was honored to attend the ribbon cutting ceremony for the Whitney Museum of American Art and welcome this extraordinary institution into Council District 3. At this exceptional event, we had the privilege of hearing from First Lady Michelle Obama.

In addition to bringing us world-class art exhibitions, the Whitney promises to enhance our cultural vitality as an integrated member of our community.

Small Businesses

Among the most pressing issues facing our district is the plight of our small businesses. We cannot afford to keep losing the unique and affordable small businesses that helped define our neighborhoods for generations.



Photo by William Alatrisme

This is why I am a proud co-sponsor of the Small Business Jobs Survival Act, which would give our small businesses a fighting chance against corporate chain stores and bank branches.

Every day my office assists local businesses in everything from cutting through bureaucratic red tape at City agencies to accessing local resources. Please do not hesitate to contact my office at (212) 564-7757 or by email at district3@council.nyc.gov if your business could use our assistance.

Council District 3 is blessed to be home to some of the word's most spectacular schools, parks, cultural institutions, and local businesses. But our most valuable resource will always be the people that make our community so vibrant. I am inspired every day by the acts of kindness, courage, and determination that I see from the friends and neighbors whom I have the privilege of representing. Thank you for allowing me to serve as your New York City Council Member.

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Our mailing address is:
Council Member Corey Johnson
224 West 30 Street
Suite 1206
New York, NY 10001

[unsubscribe from this list](#) | [update subscription preferences](#)

Lynch, Edward

From: Small Business Congress <savenycjobs@gmail.com>
Sent: Friday, January 08, 2016 2:21 PM
To: Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Arroyo, Maria del Carmen; Levine, Mark; Treyger, Mark; Weprin, Mark; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael
Subject: Fwd: Good editorial supporting Small Business Jobs Survival Act

Small businesses have no voice at City Hall so these editorials are important.
Please read and learn what the community wants our elected officials to do.

<http://town-village.com/2016/01/08/editorial-sbjasa-could-be-the-only-hope-for-saving-mom-and-pop-shops/>

Lynch, Edward

From: Kirsten Theodos <kirsten@takebacknyc.nyc>
Sent: Tuesday, January 12, 2016 12:21 PM
To: District11; Gibson, Vanessa; Torres, Ritchie; Vacca, James; King, Andy; Palma, Annabel; Arroyo, Maria del Carmen; Cabrera, Fernando; Mark-Viverito, Melissa; Cornegy, Robert; Cumbo, Laurie; Deutsch, Chaim; Espinal, Rafael; Eugene, Mathieu; Gentile, Vincent; Greenfield, David; Lander, CM; Levin, Stephen; Mealy, Darlene; info38; Reynoso, Antonio; Treyger, Mark; Williams, Jumaane; Maisel, Alan; Joseph Borelli; Matteo, Steven; Rose, Deborah; Barron, Inez; Costa Constantinides; Crowley, Elizabeth; Tran, Carolyn; Ferreras, Julissa; Koslowitz, CM; Lancman, Rory; District27; Richards, Donovan; Ulrich, Eric; District19; Van Bramer, James; Grodenchik, Barry S.; W, Ruben; Koo, Peter; Chin; Dickens, Inez; Garodnick, Daniel; District3; Kallos, Ben; District7; Mendez, Rosie; Rodriguez, Ydanis; Helen@HelenRosenthal.com
Subject: Fwd: Mayor de Blasio abandons "Progressive" principles again, no help or hope for Mom & Pop

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: Kirsten Theodos <kirsten@takebacknyc.nyc>
Date: Mon, Dec 28, 2015 at 10:40 AM
Subject: Mayor de Blasio abandons "Progressive" principles again, no help or hope for Mom & Pop
To: Kirsten Theodos <kirsten@takebacknyc.nyc>



Media Advisory
For Immediate Release
December 28, 2015

Contact: Kirsten Theodos
Kirsten@takebacknyc.nyc

Mayor de Blasio abandons "Progressive" principles again, second SBS appointment offers no help or hope for Mom & Pop

Dateline, NYC: December 28, 2015: Mayor de Blasio recently announced the appointment of Gregg Bishop to Commissioner of the NYC Department of Small Business Services (SBS). With this appointment, the Mayor maintains the status quo of corporate and real estate interests over the needs of the small business community. Elected on pledges of taking the City in a new direction from former Mayor Bloomberg and ending economic inequality, Mayor de Blasio continues to fail the City's struggling small business owners and to abandon his "Progressive" principles.

Though disappointing, this appointment echoes his previous appointment of SBS Commissioner, Maria Torres-Springer. Ms. Torres-Springer was the former Executive Vice President and Chief of Staff at the NYC Economic Development Corporation (EDC), an agency dominated by real estate interests, where she worked to marginalize the role small businesses play in our City's economy. Ms. Torres-Springer has never owned or managed a small business nor does she have any record of advocating on behalf of small businesses and therefore could not relate to the real problems they face, and yet she was put in charge of serving them. Her failure and lack of commitment to stop the closing of long established small businesses, is likely to be repeated by the Mayor's latest appointment to that role.

In 2014, the NYC Courts issued on average 488 per month eviction warrants to small business owners which is on par with the number of forced evictions under former Mayor Bloomberg. How was Commissioner Torres-Springer held accountable for continuing Bloomberg's anti-small business policies causing over 1,000 small businesses to close in NYC each month, costing 8,000 NY'ers their jobs each month, and keeping NYC the worst environment for small businesses of any city in the nation? Mayor de Blasio gave her a promotion, and promoted Commissioner Torres-Springer to return to the Economic Development Corporation as President, a political appointment directed by the Real Estate Board of New York (REBNY).

Mayor de Blasio knows there is a real solution to end this crisis sitting in City Council, ***which he championed when running for Public Advocate***, the Small Business Jobs Survival Act (SBJSA), which would level the playing field and give rights to protect long established businesses and stop their closings. As seen in the past, the role of the SBS Commissioner is to forward the interests of the EDC and REBNY and to never allow the SBJSA, or any legislation giving rights to business owners to reach the floor for a vote.

The Dept. of SBS has a policy of ignoring the real problems our businesses face, like exorbitant rent increases forcing good businesses to close, illegal extortion of mostly immigrant owned businesses, oppressive short term leases which hinders job creation, and the continued passing on of the ever growing property taxes from landlord to business tenant. Historically, SBS has not been a problem-solving agency. Instead it creates phony programs, loans, and assistance navigating through "red tape" while maintaining fealty to property owners, developers, banks, and Wall Street, and ignoring the real problems of whom they should be advocating for, our City's small businesses. Sung Soo Kim, Chairman of the Mayor's First Small Business Advisory Board, appointed by Mayors Dinkins and Giuliani, believes SBS hides behind *"useless programs and bureaucratic organizations controlled by special interests. SBS programs are ridiculous and worthless to the majority of NYC's hard-working immigrant owners. There is nothing more absurd than a loan program to businesses who can't pay their rent."*

With SBS' dismal performance of dealing with the small business crisis, the SBS is the last place to find a leader who will advocate for our small businesses who are struggling to survive. Unfortunately, that is where the Mayor found his next appointment, another political appointment orchestrated by REBNY. Mayor de Blasio announced, "His [Gregg Bishop] resume speaks for itself. The work he has done to assist immigrants and women entrepreneurs proves no one is more qualified to support NYC's small business community and run the agency than he is." In reality, Mr. Bishop's resume shows, like Ms. Torres-Springer, he has never owned a small business nor has he managed a typical storefront business. He was board president of a social program for youth that was funded by several banks including Capital One, foundations run by Goldman Sachs and Forest City Ratner and government agencies like Port Authority. Mr. Bishop was also Deputy Commissioner of Dept. of Small Business Service's Business Development Division which empowers property owners and big banks while funding business organizations that do not represent main street businesses. It has continued the shameful SBS policy to be compliant with unscrupulous landlords who extort cash from mostly immigrant owners and force unfair short term leases (sometimes month to month) onto long standing owners in effort to find a new deep pocket tenant. SBS has turned its back on all the major problems facing small businesses and has taken no action which could impede achieving EDC's goals of establishing NYC as the world's center for real estate investment.

In any other city in the world, the right choice for Commissioner of an agency that should be advocating for small businesses, especially in a time of crisis, would have been a former small business owner. In

fact, because Hispanics own the highest percentage of immigrant businesses in NYC, a Hispanic small business owner would have been most appropriate, unfortunately not under the Bloomberg or de Blasio's administration. The Mayor continues to disregard the needs of NYC's largest economic generator with the appointment of Mr. Bishop. Contrary to campaign promises, it's apparent that Mayor de Blasio is following the anti-small business policies established by Mayor Bloomberg and the continued sacrifice of our City's long established small businesses to corporate speculators and greed.

***TakeBackNYC is a direct action political lobbying organization representing a coalition of small business owners, residents, and advocacy groups formed with one goal, and one goal only: Empower and protect the rights of NYC small business owners. www.takebacknyc.nyc

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Lynch, Edward

From: Kirsten Theodos <kirsten@takebacknyc.nyc>
Sent: Tuesday, January 12, 2016 12:21 PM
To: District11; Gibson, Vanessa; Torres, Ritchie; Vacca, James; King, Andy; Palma, Annabel; Arroyo, Maria del Carmen; Cabrera, Fernando; Mark-Viverito, Melissa; Cornegy, Robert; Cumbo, Laurie; Deutsch, Chaim; Espinal, Rafael; Eugene, Mathieu; Gentile, Vincent; Greenfield, David; Lander, CM; Levin, Stephen; Mealy, Darlene; info38; Reynoso, Antonio; Treyger, Mark; Williams, Jumaane; Maisel, Alan; Joseph Borelli; Matteo, Steven; Rose, Deborah; Barron, Inez; Costa Constantinides; Crowley, Elizabeth; Tran, Carolyn; Ferreras, Julissa; Koslowitz, CM; Lancman, Rory; District27; Richards, Donovan; Ulrich, Eric; District19; Van Bramer, James; Grodenchik, Barry S.; W, Ruben; Koo, Peter; Chin; Dickens, Inez; Garodnick, Daniel; District3; Kallos, Ben; District7; Mendez, Rosie; Rodriguez, Ydanis; Helen@HelenRosenthal.com
Subject: Fwd: Mayor de Blasio abandons "Progressive" principles again, no help or hope for Mom & Pop

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Media Advisory
For Immediate Release
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Lynch, Edward

From: Richard Hellenbrecht <rhellenbrecht@outlook.com>
Sent: Sunday, March 20, 2016 12:00 PM
To: Vallone, Paul; Koo, Peter; Ferreras, Julissa; cconstant@council.nyc.gov; Grodenchik, Barry S.; Lancman, Rory; Dromm, Daniel; Van Bramer, James; W, Ruben; Miller, I. Daneek; Koslowitz, CM; Crowley, Elizabeth; Richards, Donovan; eurlich@council.nyc.gov
Cc: Ashook Ramsaran; Harbachan Singh
Subject: Queens Civic Congress Small Business Press Conference
Attachments: QCC SBC Press Release.pdf

Queens Council Delegation,

I call to your attention the attached press advisory for this Thursday's press conference (March 24, 2016) at Flushing House (details attached) to call public, press and electeds' attention to the issue of small firms losing their space and, often, their business due to drastic rent increases with no rights or alternatives.

We know that some of you are looking forward to come and many of you are preparing to celebrate the holiday weekend at home or away.

If you are unable to attend, we encourage you to prepare a statement or comment that we can mention and include in our wrap up materials to the press. Please send any statements to me at rhellenbrecht@outlook.com by Tuesday.

Meanwhile, happy spring. We look forward to seeing or hearing from you on this critical issue facing Queens businesses, workers and neighborhoods.

Richard Hellenbrecht, QCC Vice President, 646-732-5784

Lynch, Edward

From: [REDACTED]
Sent: Monday, May 02, 2016 12:15 PM
To: office@turtlebay-nyc.org
Cc: [REDACTED]
[REDACTED] bkavanagh@erols.com; gottfried@assembly.state.ny.us
Subject: ...and it's not just Manhattan losing neighborhoods:

The Small Business Congress, NYC

For Immediate Release/May 2, 2016

Contact: Steven Barrison

87 Queens Associations stand up for small businesses as they face a crisis to survive caused by exorbitant rent increases. Community leadership sign petition calling on Queens lawmakers to "address the crisis quickly by passing the Small Business Jobs Survival Act, which gives rights to owners to protect and preserve Queens's businesses and jobs".

Queens' community and business groups took an action which until now their lawmakers have refused to do. They made a strong statement that Queens' small businesses need legislation passed to protect and preserve Queens' hard working business owners from unfair, manipulated or failed market forces. (See petition at end) Their petition makes clear what every New Yorker knows and what City Hall refuses to acknowledge in public, a crisis exists for our small business owners when their leases expire. With no rights for commercial tenants, the majority of businesses can't compete with big banks, franchises and speculators in paying exorbitant rent increases or making a reasonable profit under oppressive lease terms. This one-sided broken lease renewal process has destroyed many long established businesses and is making others struggle to survive, and the crisis is getting worse and coming to Queens. The petition calls upon Queens lawmakers to make a priority of finding a real solution quickly. One which will level the playing field for our businesses when their leases expire, and one which will allow them to again bargain in good faith to negotiate fair lease terms and make a reasonable profit for their hard work and investment.

After reviewing all the proposed options being considered, they call upon all Queens lawmakers to sign onto the Small Business Jobs Survival Act (SBJSA), the only proposal that will actually give small business owners some rights when dealing with their landlords and will guarantee at least a possibility of survival and reasonable lease terms. The SBJS is the only real solution to save the businesses because it is the only proposal which gives the tenants the right to renew their leases as well as the right to negotiate equally with the landlord for new lease terms. The right to renewal is what the Queens business owners need to survive according to small business advocates lead by Sung Soo Kim, the city's leading small business expert, often called the* "Godfather of Small Business." For more than 30 years, Mr. Kim has negotiated thousands of lease renewals for his Korean members and dealt daily with the problems facing small businesses. This is what he says must be the cornerstone of any successful legislation, "The absolute essential component of any law to be successful and save businesses and stop the closing of businesses is the right to renewal of the lease. Without this right to protect business owners from either a breakdown or manipulation of the free market, all proposals will fail and all independent owners in New York City will eventually be forced to close."

Queens's small business owners deserve rights and respect for their sacrifices and investment made in Queens. Small Businesses are the largest employer, the backbone of the Queens' economy, and vital to the stability and character of every Queens neighborhood. It is important that all Queens lawmakers take seriously the crisis their business owners face today and make a priority of the petition's request from the Queens community groups to find a real solution quickly. **Queens community groups do not want what has happened in Manhattan, rent gouging forcing long established businesses to close, which is getting worse and increasing in Brooklyn and Bronx neighborhoods, to happen in Queens.** Last year the city courts evicted on average 542 commercial businesses per month, with the highest increase in the Bronx, up 30%. Rent gouging is no longer just a Manhattan problem. Along with the sky high rent

increases, other landlord abuses are becoming the norm, like illegal extortion of cash from mostly immigrant owners when their leases expire. Also, landlords only giving short term leases (sometimes month to month), to long established businesses so the landlords are in a better position to rent to "deep pocket" franchises.

The petition signers reject proposals keeping the status quo which offer no real solution to the crisis. One proposal gives business owners only the right to a one year extension of the lease to give added time for the business owners to move.Another proposal calls for zoning changes to keep out big chain stores on Main Street....Still another proposal calls for tax incentives to landlords who not raise the commercial rents sky high on business owners. In NYC, all businesses pay the landlords' property taxes, which makes this proposal worthless. The latest proposal from City Hall to address the high rents forcing businesses to close came from Speaker Mark-Viverito in her State of the City Address. The Speaker said, *"So this year the Council will launch a planning study to develop recommendations for strengthening our small business community through land use policy and other tools, such as tax incentives."*

At a time when an estimated 1,000 businesses are forced to close each month, small business advocates view her statement as an insult to the city's struggling small business owners and an insult to those progressive legislators whom the voters elected to stand up to special interests and pass progressive legislation.....The Speaker's call for another study is the opposite position she took as a council member, when she was a sponsor of the Small Business Jobs Survival Act. As a councilmember she testified, "I am a proud sponsor of Small Business Survival Act, and the Council must be firm and strong."Small business advocates say the Speaker's call for another study is not necessary and will only stall a real solution for our desperate business owners who need a real solution now to save them. It is not necessary because Manhattan Borough President Gale Brewer, completed a huge multi year study started in May 2014 which involved 21 government agencies and small business organizations and several small business roundtables to gain the facts. From this extensive study she made several recommendations, one of which is now being turned into proposed legislation for the Council to consider. This study reached the same conclusion that the Speaker and Borough President Gale Brewer did, "the mom-and-pop crisis has intensified with a fury." Furthermore, NYC Comptroller, Scott Stringer formed a Red Tape Commission to advocate for small business owners and discover their major problems and recommend solutions to address them. He held town hall meetings in five boroughs to listen to community activists and business leaders. Instead of a REBNY hand picked stalling study, with the goal of keeping the status quo, the Speaker should begin public hearings on all proposed solutions to address this crisis.

Lynch, Edward

From: Small Business Congress <savenycjobs@gmail.com>
Sent: Monday, May 02, 2016 4:41 PM
To: Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen
Subject: Fwd: 87 Queens Assoc stand up for small biz & sign petition calling on Queens lawmakers to pass the Small Business Jobs Survival Act (SBJSA)
Attachments: qcc small business letter (Rev 1) with petition-1.pdf

The Small Business Congress, NYC

Media Advisory

For Immediate Release

May 2, 2016
SBC
12-750-5560 savenycjobs@gmail.com

Contact: Steven Barrison, Spokesperson

ph: 2

87 Queens Associations stand up for small businesses as they face a crisis

to survive caused by exorbitant rent increases. Community leadership sign petition calling on Queens lawmakers to “address the crisis quickly by passing the Small Business Jobs Survival Act, which gives rights to owners to protect and preserve Queens’s businesses and jobs”.

The Future of Queens’ businesses is in the hands of

Queens Council Members - will they keep their progressive campaign pledges and restore the American Dream for Queens’ Mom & Pop ?

Dateline NYC, May 2, 2016

Queens' community and business groups took an action which until now their lawmakers have refused to do. They made a strong statement that Queens' small businesses need legislation passed to protect and preserve Queens' hard working business owners from unfair, manipulated or failed market forces. (See petition at end) Their petition makes clear what every New Yorker knows and what City Hall refuses to acknowledge in public, a crisis exists for our small business owners when their leases expire. With no rights for commercial tenants, the majority of businesses can't compete with big banks, franchises and speculators in paying exorbitant rent increases or making a reasonable profit under oppressive lease terms. This one-sided broken lease renewal process has destroyed many long established businesses and is making others struggle to survive, and the crisis is getting worse and coming to Queens. The petition calls upon Queens lawmakers to make a priority of finding a real solution quickly. One which will level the playing field for our businesses when their leases expire, and one which will allow them to again bargain in good faith to negotiate fair lease terms and make a reasonable profit for their hard work and investment.

After reviewing all the proposed options being considered, they call upon all Queens lawmakers to sign onto the Small Business Jobs Survival Act (SBJSA), the only proposal that will actually give small business owners some rights when dealing with their landlords and will guarantee at least a possibility of survival and reasonable lease terms. The SBJSA is the only real solution to save the businesses because it is the only proposal which gives the tenants the right to renew their leases as well as the right to negotiate equally with the landlord for new lease terms. The right to renewal is what the Queens business owners need to survive according to small business advocates lead by Sung Soo Kim, the city's leading small business expert, often called the* "Godfather of Small Business." For more than 30 years, Mr. Kim has negotiated thousands of lease renewals for his Korean members and dealt daily with the problems facing small businesses. This is what he says must be the cornerstone of any successful legislation, "The absolute essential component of any law to be successful and save businesses and stop the closing of businesses is *the right to renewal of the lease*. Without this right to protect business owners from either a breakdown or manipulation of the free market, all proposals will fail and all independent owners in New York City will eventually be forced to close."

Queens's small business owners deserve rights and respect for their sacrifices and investment made in Queens. Small Businesses are the largest employer, the backbone of the Queens' economy, and vital to the stability and character of every Queens neighborhood. It is important that all Queens lawmakers take seriously the crisis their business owners face today and make a priority of the petition's request from the Queens community groups to find a real solution quickly. Queens community groups do not want what has happened in Manhattan, rent gouging forcing long established businesses to close, which is getting worse and increasing in Brooklyn and Bronx neighborhoods, to happen in Queens. Last year the city courts evicted on average 542 commercial businesses per month, with the highest increase in the Bronx, up 30%. Rent gouging is no longer just a Manhattan problem. Along with the sky high rent increases, other landlord abuses are becoming the norm, like illegal extortion of cash from mostly immigrant owners when their leases expire. Also, landlords only giving short term leases (sometimes month to month), to long established businesses so the landlords are in a better position to rent to "deep pocket" franchises.

The petition signers reject proposals keeping the status quo which offer no real solution to the crisis.

One proposal gives business owners only the right to a one year extension of the lease to give added time for the business owners to move. Business owners, their customers, as well as the community do not want our small businesses to be displaced. Where are they supposed to move? Sky high rents are happening in every neighborhood and many Queens business owners have already be forced to move to Queens from other boroughs. Landlords are warehousing empty stores in prime shopping areas (sometimes for years), waiting for “deep pockets” to rent to. This proposal would actually make the crisis worse when businesses are forced to bid against their neighbors to stay in the neighborhood.

Another proposal calls for zoning changes to keep out big chain stores on Main Street. Zoning is 15 years too late for most NYC neighborhoods which already have banks and chains on every block of Main Street. The biggest argument against zoning is that it has nothing to do with the heart of the problem, the lease renewal process producing high rents and oppressive lease terms. Zoning has nothing to do with lease renewals, only new leases and would not save a single business or job.

Still another proposal calls for tax incentives to landlords who not raise the commercial rents sky high on business owners. In NYC, all businesses pay the landlords’ property taxes, which makes this proposal worthless. The latest proposal from City Hall to address the high rents forcing businesses to close came from Speaker Mark-Viverito in her State of the City Address. The Speaker said, *“So this year the Council will launch a planning study to develop recommendations for strengthening our small business community through land use policy and other tools, such as tax incentives.”*

At a time when an estimated 1,000 businesses are forced to close each month, small business advocates view her statement as an insult to the city’s struggling small business owners and an insult to those progressive legislators whom the voters elected to stand up to special interests and pass progressive legislation. The Speaker’s call for another study to address this crisis is what Sung Soo Kim, calls another Trojan Horse from City Hall created by REBNY (real estate lobby) to keep the status quo and stop any vote on the Small Business Jobs Survival Act. He is not surprised by the Speaker’s call for a study at a time of crisis and record closings of small businesses. Kim said, “Small business owners, and especially immigrant owners were marginalized by City government and a *deprived social class* that have no voice in making economic policy in NYC.”

The Speaker’s call for another study is the opposite position she took as a council member, when she was a sponsor of the Small Business Jobs Survival Act. As a councilmember she testified, “I am a proud sponsor of Small Business Survival Act, and the Council must be firm and strong.” As Speaker, she calls on lawmakers to be silent and don’t hold a hearing on the SBJSA and instead, stall and study the problem. As a councilmember she testified she “recognizes that the council has a responsibility to represent all sectors in this city and not just a select few.” As Speaker she allows the real estate lobby to orchestrate the Shadow Government at City Hall, and define both the problems faced by our small business community and the solutions to those problems. This policy has lead to making the crisis worse under her leadership.

The Speaker is passing up a golden opportunity to give true progressive lawmakers the chance to pass real progressive legislation like the SBJSA.

Small business advocates say the Speaker's call for another study is not necessary and will only stall a real solution for our desperate business owners who need a real solution now to save them.

It is not necessary because Manhattan Borough President Gale Brewer, completed a huge multi year study started in May 2014 which involved 21 government agencies and small business organizations and several small business roundtables to gain the facts. From this extensive study she made several recommendations, one of which is now being turned into proposed legislation for the Council to consider. This study reached the same conclusion that the Speaker and Borough President Gale Brewer did, "the mom-and-pop crisis has intensified with a fury." Furthermore, NYC Comptroller, Scott Stringer formed a Red Tape Commission to advocate for small business owners and discover their major problems and recommend solutions to address them. He held town hall meetings in five boroughs to listen to community activists and business leaders. Instead of a REBNY hand picked stalling study, with the goal of keeping the status quo, the Speaker should begin public hearings on all proposed solutions to address this crisis.

The future of Queens economy is at stake, therefore, the Queens community groups call upon the Mayor, Speaker and all Queens Council Member to assure our small businesses receive an honest debate, not corrupted by political or special interests' influence. The petition calls for quick passage of the Small Business Jobs Survival Act, a fair and just law that would send a message to all NYer's that Queens has a pro-small business environment and is still the Gateway in NYC for entrepreneurs, especially immigrants, to invest in and achieve the American Dream.

* Sung Soo Kim, is the founder of the oldest small business service center in NYC, the Korean American Small Business Service Center, and was chairman of the Mayor's First Small Business Advisory Board, appointed by Mayors Dinkins and Giuliani.

Lynch, Edward

From: Small Business Congress <savenycjobs@gmail.com>
Sent: Monday, May 02, 2016 4:42 PM
To: Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Salamanca; Levine, Mark; Treyger, Mark; Grodenchik, Barry S.; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul
Subject: Fwd: 87 Queens Assoc stand up for small biz & sign petition calling on Queens lawmakers to pass the Small Business Jobs Survival Act (SBJSA)
Attachments: qcc small business letter (Rev 1) with petition-1.pdf

The Small Business Congress, NYC

Media Advisory

For Immediate Release

May 2, 2016

SBC

12-750-5560 savenycjobs@gmail.com

Contact: Steven Barrison, Spokesperson

ph: 2

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At a time when an estimated 1,000 businesses are forced to close each month, small business advocates view her statement as an insult to the city’s struggling small business owners and an insult to those progressive legislators whom the voters elected to stand up to special interests and pass progressive legislation. The Speaker’s call for another study to address this crisis is what Sung Soo Kim, calls another Trojan Horse from City Hall created by REBNY (real estate lobby) to keep the status quo and stop any vote on the Small Business Jobs Survival Act. He is not surprised by the Speaker’s call for a study at a time of crisis and record closings of small businesses. Kim said, “Small business owners, and especially immigrant owners were marginalized by City government and a *deprived social class* that have no voice in making economic policy in NYC.”

The Speaker’s call for another study is the opposite position she took as a council member, when she was a sponsor of the Small Business Jobs Survival Act. As a councilmember she testified, “I am a proud sponsor of Small Business Survival Act, and the Council must be firm and strong.” As Speaker, she calls on lawmakers to be silent and don’t hold a hearing on the SBJSA and instead, stall and study the problem. As a councilmember she testified she “recognizes that the council has a responsibility to represent all sectors in this city and not just a select few.” As Speaker she allows the real estate lobby to orchestrate the Shadow Government at City Hall, and define both the problems faced by our small business community and the solutions to those problems. This policy has lead to making the crisis worse under her leadership.

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* Sung Soo Kim, is the founder of the oldest small business service center in NYC, the Korean American Small Business Service Center, and was chairman of the Mayor’s First Small Business Advisory Board, appointed by Mayors Dinkins and Giuliani.

Lynch, Edward

From: Kirsten Theodos <kirsten@takebacknyc.nyc>
Sent: Thursday, May 05, 2016 11:40 AM
To: Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Salamanca; Levine, Mark; Treyger, Mark; Grodenchik, Barry S.; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael; Torres, Ritchie; Cornegy, Robert; Lancman, Rory; Mendez, Rosie; W, Ruben; Levin, Stephen; Matteo, Steven; Gibson, Vanessa; Gentile, Vincent; Joseph Borelli; Rodriguez, Ydanis
Subject: Mayor BdB, Speaker MMV and Councilman Cornegy earn A+ grade for serving special interest



Media Advisory

For Immediate Release
May 4, 2016

Contact: Kirsten Theodos
Kirsten@takebacknyc.nyc

Mayor de Blasio, Speaker Mark-Viverito, and Councilman Cornegy earn A+ grade for serving special interest

Earn an F for NOT serving the people and small businesses

Dateline NYC, May 4, 2016: Recently, 80 advocate groups representing small businesses, professionals, and tenants' rights released their mid-term grade of Mayor Bill de Blasio's economic policy for NYC's small businesses. The conclusion: F.

A special committee organized by the Small Business Congress "...was comprised of only people who have a minimum of 25 years experience in owning and operating a small business in NYC or advocating for small businesses. Furthermore, to avoid conflict of interests, no member has received government funding or has contracts with the

city/state, or was consultant to any big business or government funded organization. No member's organization has board members or officers who represent banks, SBA, the real estate industry or promoted loan programs. This committee was comprised of representatives from each borough, most of the city's ethnic minority and women business owners, professional businesses, and every type of business in NYC including arts and Not for Profits."

The committee found "The record shows as Councilman, Bill de Blasio had first-hand knowledge of the dire consequences faced by business owners under Bloomberg's anti-small business policies and the instability and crisis it created. As Councilman and candidate for Public Advocate he was the strongest voice for the passage of real solutions to the real problems of NYC businesses, like the Small Business Jobs Survival Act (SBJSA) to stop the closing of long established businesses caused by exorbitant rent increases. Yet as Mayor, he remains silent on the small business crisis and the need to address any major problem which would save a single small business or a single New Yorker's job."

The report concluded that the crisis had gotten significantly worse during the first two years of Mayor de Blasio's Administration. During that time, 12,363 Court Warrants to Evict Commercial Businesses were issued with an est. 30,000 Businesses Closed Citywide and an est. 200,000 NYers lost their jobs. "...under Mayor de Blasio's economic policy, for long established businesses, NYC is the worse major city in the world to survive lease expiration and negotiate fair lease terms which allow a reasonable profit."

Many NYers are confused that with a "progressive" Mayor, Speaker and City Council all pledging to promote progressive legislation and declaring to be pro-small business (because they are "the backbone of our economy"), why they have remained silent as our small businesses are being destroyed. Even more perplexing, why is our progressive City Council denying democracy to a bill that would stop the closing of long established small businesses? It is apparent that like Albany, our city's political system is being rigged by electeds who have received big real estate campaign contributions, as our Mom & Pops become extinct.

The F grade given to Mayor de Blasio is the result of his failure to address the crisis faced by our city's small business owners. But this failure is not solely on the feet of NYC's chief executive. It also falls on our City Council and those we have elected to represent us. Chief amongst these fellow failed progressives are Chairman of the Committee on Small Business, Council Member Robert Cornegy, and City Council Speaker, Melissa Mark-Viverito. Both along with the Mayor are perpetuating former Mayor Bloomberg's anti-small business policies, making the crisis worse by continuing to collaborate with the real estate lobby to keep the status quo and denying a vote on the **SBJSA**.

Also contributing to the F grade is the fact that in July 2014, Chairman Cornegy began working on legislation to address the problem of businesses closing due to exorbitant speculative rent increases and still he has not produced anything. Since then, the crisis has significantly worsened and in the two years since he began his work, he has

presented nothing to his committee to consider in an attempt to save a single small business. For two years, Cornegy has stalled and abandoned the NYC small business community while they are closing in record numbers and struggling to survive. (Over 1,000 small businesses close every month across the five boroughs) Cornegy has also turned his back on 27 true progressive Council Members who support the **SBJSA**; a clear majority of the City Council and of his Committee. Today, under his leadership the courts are evicting on average 542 businesses per month with that number growing disproportionately in the boroughs of the Bronx and Brooklyn. While Cornegy acknowledges a crisis exists and something has to be done to stop the closing of small businesses, he has done absolutely nothing except talk about hypothetical legislation originating from MBP Brewer's small business proposal and doing what big real estate wants: keeping the power with the landlords and not calling a hearing on the **SBJSA**.

Recently, the NY Daily News reported on the small business crisis in NYC with their piece "Malls of America". A crisis that Cornegy continues to acknowledge but still does nothing to address it. Under Cornegy and Speaker Mark-Viverito's leadership, it is acceptable to stall and do nothing while our small businesses disappear as Cornegy's predecessor, Small Business Committee Chairman Yassky had rightly predicted. It's not just the business owners who are suffering under Cornegy and Speaker Mark-Viverito's do nothing policy created by the real estate lobby. The other victims are their employees and their families facing lower wages or being laid off, the character of our neighborhoods changing, lost job opportunities for low income families and hard to employ NYers, fixed income families forced to pay higher prices, and jeopardizing our city's entire middle class when the backbone of our economy is breaking due to high rents.

When Cornegy was asked why he won't allow for a public hearing of the only solution before the City Council, the **SBJSA**, he responded, "I'm not certain it will get passed." The sheer audacity that his opinion somehow carries more weight than the majority in the City Council who support the **SBJSA**, not to mention the cumulative nearly 4 million NYers they represent, is a complete failure to understand democracy and the role he was elected to serve.

Cornegy's added excuse for his inaction was, "it (**SBJSA**) will not yield what people are looking for." What the people are looking for are their beloved Mom & Pops to survive, not giving them a one year extension to move. The real estate lobby on the other hand is looking to keep the status quo which protects landlords' windfall profits by encouraging phony proposals that would make the crisis worse and expedite the displacement of our small businesses. Cornegy needs to be enlightened about the democratic process. Legislation is not made behind closed doors by career bureaucrats working in the Speaker and Mayor's offices, who are following orders from the real estate lobby. Cornegy's allegiance to City Hall's shadow government controlled by big real estate and his lack of experience with small businesses has actually made the crisis worse. Rent gouging is out of control and is now happening all over the city and Cornegy is calling this part of an organic natural growth progress, a talking point originating from the real estate lobby to justify the unintended consequences of real estate speculation and greed.

Speaker Mark-Viverito also contributes to the Mayor's F grade for allowing her office to be influenced by the real estate lobby and stopping a vote on the **SBJSA**. In 2009, the **SBJSA** had 32 sponsors including the entire Small Business Committee and was certain to easily pass into law. To stop a vote on the **SBJSA**, then Speaker Quinn used an unsubstantiated lie created by REBNY, that the bill had "legal problems". Even though this claim was later proved to be without any legal merit, it is still being regurgitated today by many members of the Council to justify inaction and deny sponsorship of the **SBJSA**. The Speaker's office today is using the same lie about the bill's legality to deny a public hearing on the **SBJSA**. NYers did not expect a continuation of Speaker Quinn's sell out to the real estate lobby from a so called "progressive". And to add further insult to our desperate small business owners and to democracy, the Speaker recently announced at the State of the City address that the Council will create a planning committee to study the small business problem and recommend solutions like tax incentives to landlords. Another study, *(this will be the third small business study since 2014)* is an already used stalling tactic created by REBNY to prevent a vote on the **SBJSA**.

Self-anointed 'progressives' like de Blasio, Cornegy, and Mark-Viverito were elected to pass progressive legislation and the **SBJSA** is progressive legislation. Instead, we get a phony 'progressive' Mayor and City Council whose only true claim to progressiveness is progressively lining the pockets of big real estate.

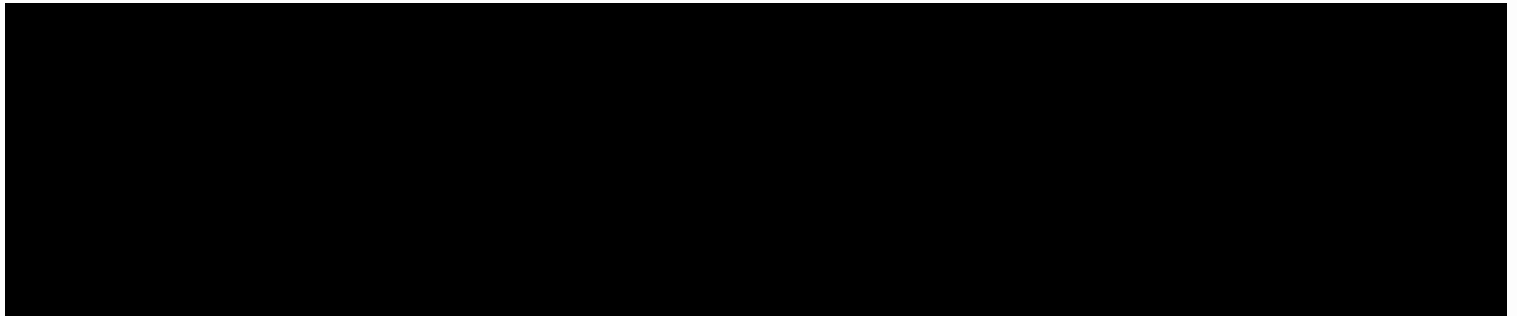
It's time to begin recognizing progressive elected officials by their actions, not by their rhetoric. With this measurement, we have 27 of the 51 City Council Members we can truly call progressives whether they call themselves democrat or republican. Progressiveness lies in not only passing progressive social legislation but economic as well. By any measure, Mayor de Blasio, Chairman Cornegy and Speaker Mark-Viverito are failures when we look at their actions to save our small businesses, not what they say -- they all deserve a big F grade. It's time to pass the **SBJSA**, it's time for action, it's time for democracy to return to City Hall.

--

Kirsten Theodos
TakeBackNYC
www.takebacknyc.nyc

Lynch, Edward

From: Acosta, Ivan
Sent: Thursday, September 03, 2015 3:37 PM
To: Fanjul, Jorge
Subject: RE: The SMALL BUSINESS JOBS SURVIVAL ACT (402-2014)



From: Fanjul, Jorge
Sent: Wednesday, September 02, 2015 6:24 PM
To: Acosta, Ivan
Subject: RE: The SMALL BUSINESS JOBS SURVIVAL ACT (402-2014)

